

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM****SUBJECT:** Final Plat Approval for Devon Green Phase IV**DEPARTMENT:** Planning and Development **DIVISION:** Development Review**AUTHORIZED BY:** Dori DeBord**CONTACT:** Cynthia Sweet**EXT:** 7443**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the final plat for Devon Green Phase IV, containing 8 single family residential lots on a 2.50 acre parcel zoned PUD (Planned Unit Development), located at the end of Glencrest Drive within the Heathrow Planned Unit Development, on the north side of Lake Mary Blvd. and west of I-4; in Section 12, Township 20 S, and Range 29 E – Heathrow Country Club, LLC, Heathrow Land Company Limited Partnership, and Devon Green Neighborhood Association, Inc., applicants.

District 5 Brenda Carey

Cynthia Sweet

BACKGROUND:

The applicants, Heathrow Country Club, LLC, Heathrow Land Company Limited Partnership, and Devon Green Neighborhood Association, Inc., are requesting approval of the final plat for Devon Green Phase IV, consisting of 8 single family residential lots on a 2.50 acre parcel zoned PUD (Planned Unit Development).

Each lot will be served by Seminole County for water and sewer and the internal road is private. This site is located at the end of Glencrest Drive within the Heathrow Planned Unit Development located on the north side of Lake Mary Blvd. and west of I-4; in Section 12, Township 20 S, Range 29 E.

The plat meets all applicable requirements of the approved PUD Final Master Plan and Developer's Commitment Agreement for Heathrow, Chapter 35, Section 35.44, Seminole County Land Development Code, and Chapter 177, Florida Statutes.

STAFF RECOMMENDATION:

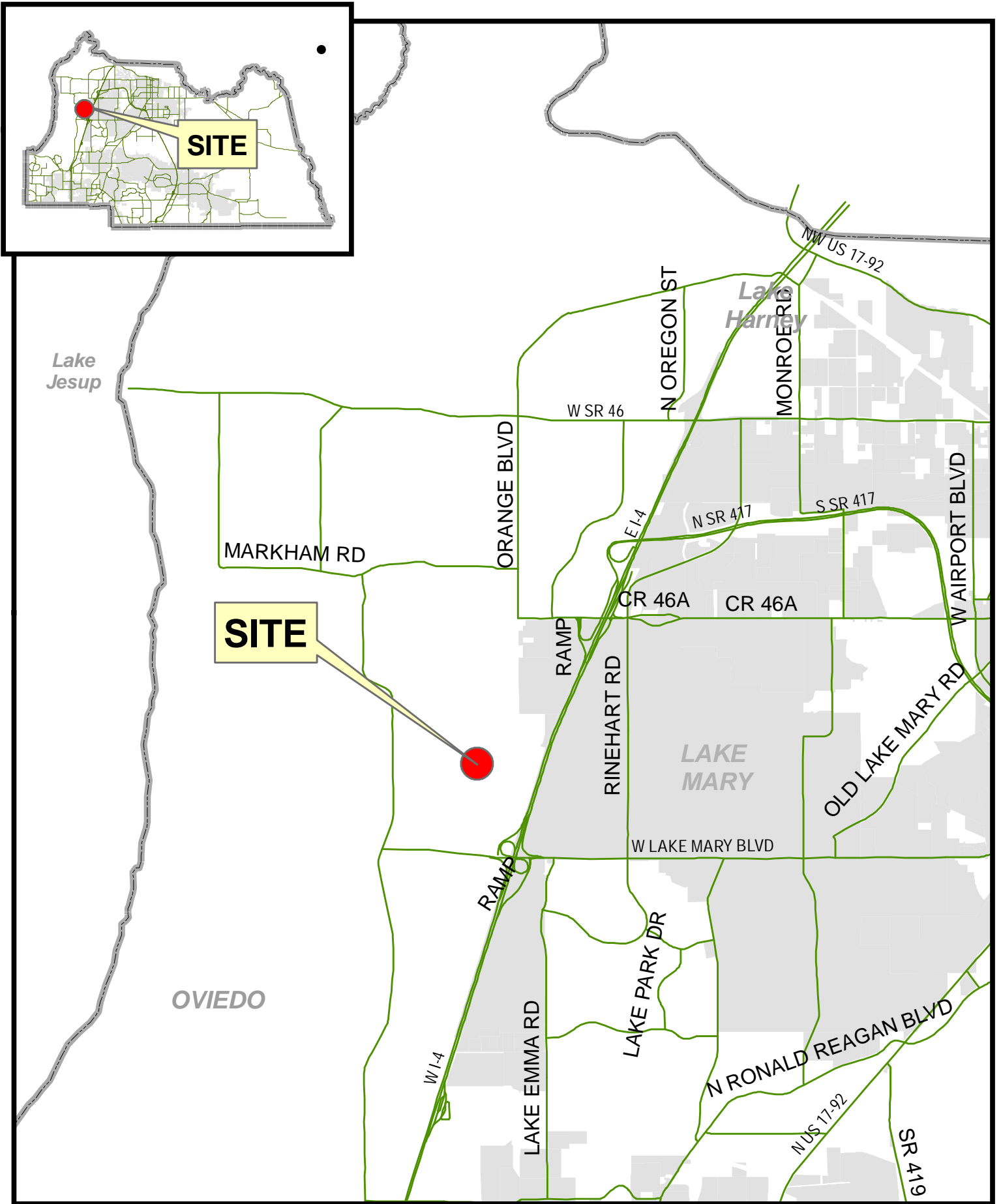
Staff recommends the Board approve and authorize the Chairman to execute the final plat for Devon Green Phase IV, containing 8 single family residential lots on a 2.50 acre parcel zoned PUD (Planned Unit Development), located at the end of Glencrest Drive within the Heathrow Planned Unit Development, on the north side of Lake Mary Blvd. and west of I-4; in Section 12, Township 20 S, and Range 29 E – Heathrow Country Club, LLC, Heathrow Land Company Limited Partnership, and Devon Green Neighborhood Association, Inc., applicants.

ATTACHMENTS:

1. Maps and Aerials
2. Location Map
3. Maps and Aerials
4. Reduced Copy of Plat

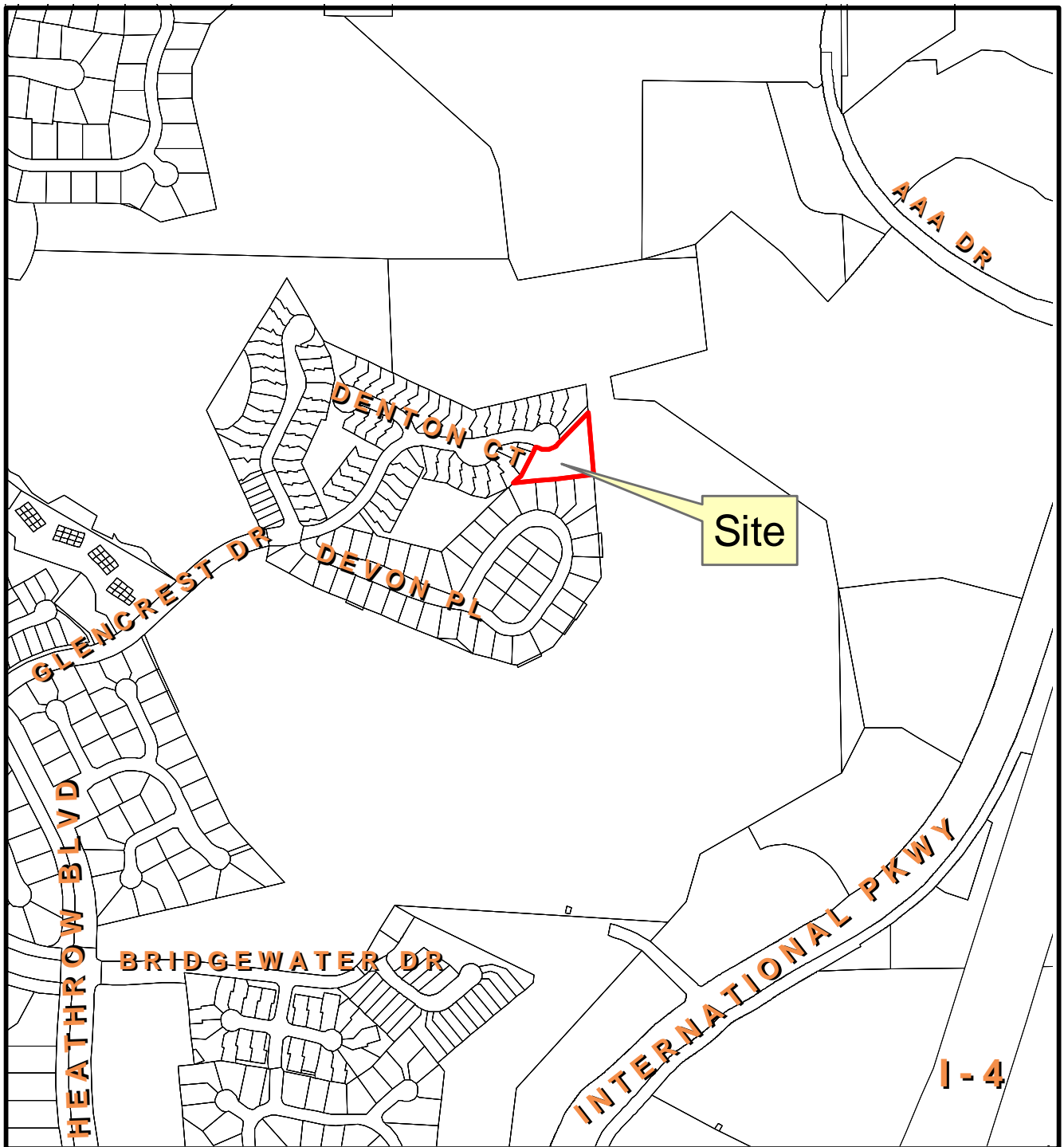
Additionally Reviewed By:

☒ County Attorney Review (Kathleen Furey-Tran)



filename: L:/pl/projects/p&z/2006/GIS/staff_report_pkgs/sitemaps_large/Z2006-0**sitemap.mxd ***/06

Devon Green Phase IV Final Plat



Devon Green Phase IV
Final Plat





Devon Green Phase IV
Final Plat

- Parcel
- Subject Property



January 2006 Color Aerials

DEVON GREEN PHASE IV

SHEET 1 OF 2

A replat of a portion of DEVON GREEN PHASE III, as recorded in Plat Book 38, Page 51 of the Public Records of Seminole County, Florida. and a parcel of land lying in a portion of Section 12, Township 20 South, Range 29 East, Seminole County, Florida.

DESCRIPTION

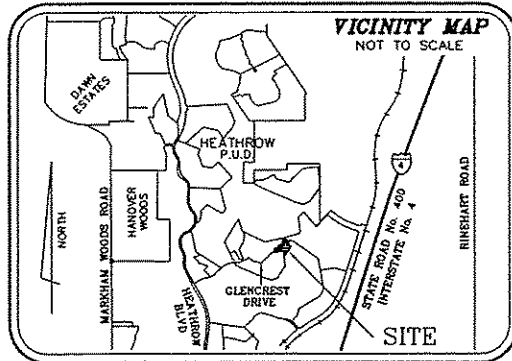
A portion of DEVON GREEN PHASE III, as recorded in Plat Book 38, Page 51 of the Public Records of Seminole County, Florida and a parcel of land lying in a portion of Section 12, Township 20 South, Range 29 East, Seminole County, Florida being more particularly described as follows:

BEGINNING at the Northeast corner of DEVON GREEN PHASE III, as recorded in Plat Book 38, Page 51 of the Public Records of Seminole County, Florida; thence N.72°56'04"E, a distance of 85.05 feet; thence S.09°27'44"E, a distance of 104.80 feet; thence S.87°34'15"E, a distance of 101.91 feet; thence S.00°00'00"W, a distance of 88.47 feet; thence S.90°00'00"E, a distance of 9.87 feet; thence S.17°33'16"E, a distance of 83.98 feet; thence S.34°16'04"W, a distance of 270.31 feet; thence S.87°27'41"W, a distance of 43.00 feet to a point on the Easterly line of Lexington Green as recorded in Plat Book 43, Page 19 of the Public Records of Seminole County, Florida; thence run N.04°50'35"W, along said Easterly line and projection thereof for a distance of 121.86 feet; thence run S.83°55'19"W, along a line 5.00 feet North of and parallel with the North line of said plot of Lexington Green for a distance of 242.58 feet; thence departing said parallel line and run N.56°53'54"W, a distance of 41.84 feet; thence run the following courses along the East line of said DEVON GREEN PHASE III: N.25°22'45"E, a distance of 119.26 feet to a Non Tangent curve concave Southwesterly, having a Tangent Bearing of S.58°14'39"E, a Radius of 125.00 feet and a Central Angle of 04°26'09"; thence run Southwesterly along the arc of said curve and the Right-of-Way line of Glencrest Drive per said DEVON GREEN PHASE III, a distance of 9.68 feet to the Point of Reverse Curvature of a curve concave Northwesterly, having a Radius of 55.00 feet and a Central Angle of 132°44'14"; thence continue Northwesterly along said Right-of-Way line of Glencrest Drive and the arc of said curve, a distance of 127.42 feet to a Point of Cusp of a Non Tangent curve concave Northerly, having a Tangent Bearing of S.58°39'44"E, a Radius of 25.68 feet and a Central Angle of 47°08'43"; thence departing said Right-of-Way line of Glencrest Drive run Easterly along the arc of said curve a distance of 21.13 feet to the Point of Compound Curvature of a curve concave Northwesterly, having a Radius of 30.30 feet and a Central Angle of 08°55'54"; thence continue N.43°13'35"E, along the East line of said DEVON GREEN PHASE III, a distance of 124.02 feet; thence N.04°50'35"W, a distance of 116.15 feet to the POINT OF BEGINNING.

Containing 2.50 Acres or 108,697 square feet, more or less.

NOTES

- 1.) BEARINGS BASED ON THE NORTH LINE OF DEVON GREEN PHASE III, BEING N77°13'35".
- 2.) STATE PLANE COORDINATES BASED ON SEMINOLE COUNTY GPS POINT NUMBER 0275--"BANANA" (NORTH:1617339.524, EAST:539942.648) AND GPS POINT NUMBER 0274--"JENO" (NORTH:1618929.765, EAST:539902.873). THE BEARINGS AND DISTANCES DERIVED FROM STATE PLANE COORDINATES ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTANT WITH THE LEGAL DESCRIPTION AND BEARINGS SHOWN HEREON.
- 3.) TRACT "A" (INTERNAL ROAD NETWORK AND UTILITY EASEMENT) (PRIVATE), IS TO BE OWNED AND MAINTAINED BY THE DEVON GREEN NEIGHBORHOOD ASSOCIATION, INC. AND ITS CONVEYANCE SHALL BE COINCIDENT WITH THE RECORDING OF THIS PLAT.
- 4.) TRACTS "B" & "C" (DRAINAGE, UTILITY, LANDSCAPE AND SIDEWALK AREA) IS TO BE OWNED AND MAINTAINED BY THE DEVON GREEN NEIGHBORHOOD ASSOCIATION, INC. AND ITS CONVEYANCE SHALL BE COINCIDENT WITH THE RECORDING OF THIS PLAT.
- 5.) TRACT "D" (DRAINAGE AND LANDSCAPE AREA) IS TO BE OWNED AND MAINTAINED BY THE DEVON GREEN NEIGHBORHOOD ASSOCIATION, INC. AND ITS CONVEYANCE SHALL BE COINCIDENT WITH THE RECORDING OF THIS PLAT.
- 6.) IN ACCORDANCE WITH CHAPTER 177.091, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



Tinklepaugh
SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 • Orlando, Florida 32806
Tele. No. (407) 422-0857 Fax No. (407) 422-0815
LICENSED BUSINESS No. 3778

DEVON GREEN PHASE IV

DEDICATION

This is to certify that the undersigned HEATHROW LAND COMPANY LIMITED PARTNERSHIP (hereinafter referred to as "LAWFUL OWNER") is the lawful owner of the lands described herein to be surveyed and this plat made in accordance with said survey is adopted as the true and correct plat of said lands. No part of said lands is dedicated to the County of Seminole or the Public unless otherwise noted. All the streets and easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the county system of public roads. Said streets and easements shall remain private and the sole exclusive property of the LAWFUL OWNER, and it does hereby grant to the present and future owners of adjacent lands and their guests, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the law, United States postal service mail carriers, representatives of utilities authorized by the LAWFUL OWNER, to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the LAWFUL OWNER, from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said streets and easements. Regardless of the preceding provisions, the LAWFUL OWNER reserves the unrestricted and absolute right to deny the right of ingress to any person, who, in the opinion of the LAWFUL OWNER, may create or participate in a disturbance or a nuisance on any part of the land shown on this plat. Provided however, the Utility Easements shown herein, as well as a Perpetual Non-Exclusive Utility easement over and under all of the private streets shown herein, are hereby dedicated to Seminole County, Florida. In witness whereof said owner has executed these presents under his respective seal this _____ day of _____, 2008.

HEATHROW LAND COMPANY LIMITED PARTNERSHIP,
a Florida limited Partnership
OFFICER

STATE OF FLORIDA COUNTY OF _____
THIS IS TO CERTIFY, that on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

to me known to be the individual and officer described in and who executed the foregoing Dedication and who acknowledged the execution thereof to be his free act and deed as such officer, I therefore duly authorized, that the official seal of said Partnership is duly affixed hereto; and that the said Dedication is the act and deed of said Partnership on behalf of some.

{ } THE AFORESAID PERSON(S) IS/ARE PERSONALLY KNOWN TO ME AS IDENTIFICATION OR HAS PRODUCED _____

IN WITNESS WHEREOF, I have set my hand and seal on the above date.

Notary Public

Typed, Written or Stamped Name Commission Expiration Date and/or Serial No.

DEVON GREEN PHASE IV

DEDICATION

This is to certify that the undersigned DEVON GREEN NEIGHBORHOOD ASSOCIATION, INC. (hereinafter referred to as "LAWFUL OWNER") is the lawful owner of the lands described herein to be surveyed and this plat made in accordance with said survey is adopted as the true and correct plat of said lands. No part of said lands is dedicated to the County of Seminole or the Public unless otherwise noted. All the streets and easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the county system of public roads. Said streets and easements shall remain private and the sole exclusive property of the LAWFUL OWNER, and it does hereby grant to the present and future owners of adjacent lands and their guests, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the law, United States postal service mail carriers, representatives of utilities authorized by the LAWFUL OWNER, to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the LAWFUL OWNER, from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said streets and easements. Regardless of the preceding provisions, the LAWFUL OWNER reserves the unrestricted and absolute right to deny the right of ingress to any person, who, in the opinion of the LAWFUL OWNER, may create or participate in a disturbance or a nuisance on any part of the land shown on this plat. Provided however, the Utility Easements shown herein, as well as a Perpetual Non-Exclusive Utility easement over and under all of the private streets shown herein, are hereby dedicated to Seminole County, Florida. In witness whereof said owner has executed these presents under his respective seal this _____ day of _____, 2008.

DEVON GREEN NEIGHBORHOOD ASSOCIATION, INC.,
a Florida non profit corporation
OFFICER

STATE OF FLORIDA COUNTY OF _____
THIS IS TO CERTIFY, that on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

to me known to be the individual and officer described in and who executed the foregoing Dedication and who acknowledged the execution thereof to be his free act and deed as such officer, I therefore duly authorized, that the official seal of said Partnership is duly affixed hereto; and that the said Dedication is the act and deed of said Partnership on behalf of some.

{ } THE AFORESAID PERSON(S) IS/ARE PERSONALLY KNOWN TO ME AS IDENTIFICATION OR HAS PRODUCED _____

IN WITNESS WHEREOF, I have set my hand and seal on the above date.

Notary Public

Typed, Written or Stamped Name Commission Expiration Date and/or Serial No.

PLAT
BOOK

PAGE

DEVON GREEN PHASE IV

DEDICATION

This is to certify that the undersigned HEATHROW COUNTRY CLUB, LLC (hereinafter referred to as "LAWFUL OWNER") is the lawful owner of the lands described herein to be surveyed and this plat made in accordance with said survey is adopted as the true and correct plat of said lands. No part of said lands is dedicated to the County of Seminole or the Public unless otherwise noted. All the streets and easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the county system of public roads. Said streets and easements shall remain private and the sole exclusive property of the LAWFUL OWNER, and it does hereby grant to the present and future owners of adjacent lands and their guests, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the law, United States postal service mail carriers, representatives of utilities authorized by the LAWFUL OWNER, to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the LAWFUL OWNER, from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said streets and easements. Regardless of the preceding provisions, the LAWFUL OWNER reserves the unrestricted and absolute right to deny the right of ingress to any person, who, in the opinion of the LAWFUL OWNER, may create or participate in a disturbance or a nuisance on any part of the land shown on this plat. Provided however, the Utility Easements shown herein, as well as a Perpetual Non-Exclusive Utility easement over and under all of the private streets shown herein, are hereby dedicated to Seminole County, Florida. In witness whereof said owner has executed these presents under his respective seal this _____ day of _____, 2008.

HEATHROW COUNTRY CLUB, LLC,
a Florida limited liability company
OFFICER

STATE OF FLORIDA COUNTY OF _____
THIS IS TO CERTIFY, that on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

to me known to be the individual and officer described in and who executed the foregoing Dedication and who acknowledged the execution thereof to be his free act and deed as such officer, I therefore duly authorized, that the official seal of said Partnership is duly affixed hereto; and that the said Dedication is the act and deed of said Partnership on behalf of some.

{ } THE AFORESAID PERSON(S) IS/ARE PERSONALLY KNOWN TO ME AS IDENTIFICATION OR HAS PRODUCED _____

IN WITNESS WHEREOF, I have set my hand and seal on the above date.

Notary Public

Typed, Written or Stamped Name Commission Expiration Date and/or Serial No.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on DECEMBER 5, 2007 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Section 12, Township 20 South, Range 29 East, Seminole County, Florida. PREPARED IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

Tinklepaugh Surveying Services Inc.
379 W Michigan St., Orlando FL 32806
Certificate of Authorization No. LB 3778
SIGNATURE [Signature] DATED APRIL 17, 2008
NAME Gerald F. Livermore P.S.M. Reg. No. 3517

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

BY:

CHAIRMAN OF THE BOARD
Printed Name:

BY:

CLERK OF THE BOARD
Printed Name:

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I HEREBY CERTIFY, that I have examined the foregoing plat and find it to comply in form with the requirements of Chapter 177, Florida Statutes

BY:

STEVE L. WESSELS, P.L.S. FLORIDA CERTIFICATION No. 4589

CERTIFICATE OF CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____ File No. _____

Clerk of the Circuit Court
in and for Seminole County, Florida

BY:

Printed Name: Maryanne Morse

EXHIBIT D

